

CITY OF ISSAQUAH PLANNED ACTION DETERMINATION

Project Name/Permit Number: Costco Garage Master Site Plan Amendment – MSPA14-00001

Project Description: Expand a 5-level parking garage that is currently under construction by adding 2 additional levels to make it a 7-level garage. Adding the 2 levels of parking would increase the height of the parking garage structure by 18 feet, up to a maximum of 67 feet above finished grade. The proposal would not change the footprint of the garage, the site plan or landscape plan. All the materials, finishes and architectural elements already approved would be extended for the additional garage levels.

The Master Site Plan that was approved for Pickering Place and the Costco campus in the early 1990's limited the height of the parking garage to 3 stories/5 levels. Therefore, a minor amendment to the Master Site Plan is required.

The parking garage was approved in 2009, prior to adoption of the Central Issaquah Plan in 2012. The Central Issaquah Plan increased building heights; allowing a base building height up to 48 feet and a maximum building height up to 125 feet. The Central Issaquah Plan Environmental Impact Statement (EIS) included a view analysis with photo simulations to evaluate visual impacts of buildings up to 150 feet in height. The EIS concluded that increased building heights would be mitigated by adopted code standards including; building design standards to reduce aesthetic impacts of building height and bulk, floor area ratio (FAR) limitations, separation requirements between high-rise buildings, and density bonus provisions. The proposed parking garage is consistent with the adopted building height standards in the CIP and with the Central Plan EIS building height analysis.

The proposed parking garage plans also include a visual impact analysis showing photos of the parking garage from prominent viewing sites in the area. The analysis concludes the parking garage would be largely screened by existing vegetation (protected wetland and stream buffer vegetation) and existing buildings. The proposal also includes architectural features, use of building materials, and landscaping to mitigate visual impacts of the building height and to address CIP design standards.

Property Address/Location: 800 Lake Drive, Pickering Place

Property Zoning: Urban Core

Lead Agency: City of Issaquah

Planned Action Review Criteria: The City's Responsible Official may designate proposals as a "Planned Action", provided it meets the Planned Action Designation criteria in Section F of the Planned Action Ordinance (Ordinance No. 26556), consistent with requirements of RCW 43.21C and WAC 197.11. The review criteria follow:

1. The proposal is located within the Planned Action Area 2 as identified in Exhibit A of the Planned Action Ordinance (Ordinance No. 26556).
2. The proposed land use is consistent with those described in the Planned Action EIS and Section 3.D of this Ordinance.
3. The proposal is within the Planned Action thresholds: i.e. land use, development thresholds, building height, transportation, elements of the environment, and other criteria of Section 3.D. of this Ordinance.
4. The proposal is consistent with the City's Central Issaquah Plan and Comprehensive Plan.

5. The proposal's significant adverse environmental impacts have been identified in the Planned Action EIS.
6. The proposal's significant impacts have been mitigated by application of the measures identified in applicable regulations of the Central Issaquah Plan, and Exhibit B: Environmental Checklist and Mitigation Document of the Planned Action Ordinance, together with any modifications or variances or implementing permits that may be required.
7. The proposal is not an essential public facility as defined by RCW 36.70A.200(1).

Conclusions:

1. The applicant provided a SEPA checklist, and review of the application as a Planned Action was based on review of the SEPA checklist, plans and application materials.
2. The proposal meets the Planned Action Designation Criteria as listed above, and is consistent with the Planned Action Ordinance No. 2665 and thereby qualifies as a Planned Action project. No SEPA threshold determination, EIS or additional SEPA review shall be required.
3. The subject application shall be reviewed in accordance with the applicable permit review procedures, public notice requirements and development standards as specified in the Central Issaquah Plan and the Issaquah Land Use Code.
4. The decision of the SEPA Responsible Official regarding whether or not a project qualifies as a Planned Action may only be appealed in conjunction with an appeal of the underlying permit in accordance with IMC 18.04.250.

SEPA Responsible Official:

Peter Rosen

Position/Title:

Senior Environmental Planner

Address/Phone:

P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3094

Date: 4/2/2014

Signature:

